

LOT 41
IN OR 2252/1309
HIDEAWAY PHASE 1B PBK 8/301

HARDCASTLE EDGAR G/WILLIS GODFREY C JR
86654 SERENITY LAKE CT
YULEE, FL 32097

2023

42-2N-27-4373-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4071.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	228,554
FGR	378	55	208	23,236
FOP	135	30	40	4,468
FSP	200	40	80	8,937
PTO	120	5	6	671
TOTALS	2,879		2,380	265,864

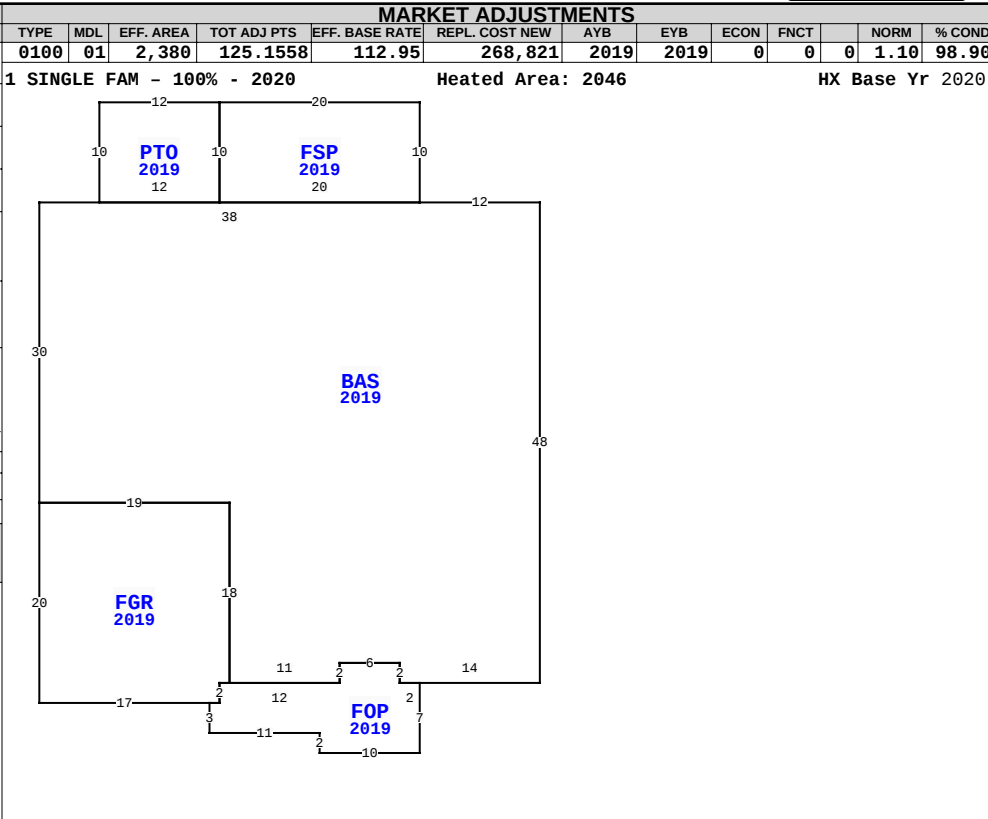
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,230.00	SF	5.20	5.20	100	2019	2019	3	99	6,332	
2	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2019	2019	3	93	3,571	
3	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2019	2019	3	96	737	
4	0477	VF 4 SLAT	0	100	0	0	12.00	LF	14.00	14.00	100	2019	2019	3	96	161	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

REVIEW DATE	04/05/2019	BY	KB
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86654 SERENITY LAKE CT, YULEE

TOTAL OB/XF										10,801							
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TOTAL OB/XF																	
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Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1							
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VALUATION BY										STANDARD							
Tax Group: 4										Tax Dist:							
BUILDING MARKET VALUE										265,864							
TOTAL MARKET OB/XF VALUE										10,801							
TOTAL LAND VALUE - MARKET										50,000							
TOTAL MARKET VALUE										326,665							
SOH/AGL Deduction										110,537							
ASSESSED VALUE										216,128							
TOTAL EXEMPTION VALUE										50,000							
BASE TAXABLE VALUE										166,128							
TOTAL JUST VALUE										326,665							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										277,383							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900502	CO ISSUED	0	01/17/2019
18008089	NEW CONSTR	266,253	08/08/2018

SALES DATA									
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2252/1309	1/29/2019	WD	Q	I	02	261,800

GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: HARDCASTLE EDGAR &									
2214/0725	7/25/2018	WD	U	V	30	48,000			
GRANTOR: SEMANIK EQUITY DEVELO									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=2019] W12 FSP=[YR=2019] N10 W20 PTO=[YR=2019] W12 S10 E12 N10\$ S10 E20\$ W38 S30 FGR=[YR=2019] S20 E17 FOP=[YR=2019] S3 E11 S2 E10 N7 W2 N2 W6 S2 W12 S2 W1\$ E1 N2 E1 N18 W19\$ E19 S18 E11 N2 E6 S2 E14 N48\$.